

SNAPSHOT of HOME Program Performance--As of 12/31/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 10				
% of Funds Committed	95.03 %	95.02 %	7	96.48 %	38	39	
% of Funds Disbursed	79.41 %	88.81 %	9	89.00 %	13	11	
Leveraging Ratio for Rental Activities	1.7	3.52	8	4.81	30	22	
% of Completed Rental Disbursements to All Rental Commitments***	87.82 %	88.28 %	8	83.25 %	24	33	
% of Completed CHDO Disbursements to All CHDO Reservations***	59.12 %	65.01 %	8	70.99 %	21	23	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	70.51 %	73.52 %	7	81.75 %	21	18	
% of 0-30% AMI Renters to All Renters***	39.74 %	31.45 %	4	45.84 %	38	37	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	94.87 %	95.43 %	7	96.12 %	28	26	
Overall Ranking:			In State:	6 / 10	Nationally:	25 22	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$50,286	\$13,925		\$27,889	78 Units	41.50 %	
Homebuyer Unit	\$80,134	\$16,997		\$15,632	63 Units	33.50 %	
Homeowner-Rehab Unit	\$26,095	\$28,393		\$21,037	47 Units	25.00 %	
TBRA Unit	\$0	\$1,662		\$3,206	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Albany GA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:

State:*

National:**

Rental

Homebuyer

Homeowner

CHDO Operating Expenses:
(% of allocation)

PJ:

National Avg:

1.1 %

1.2 %

\$77,472

\$53,372

\$99,461

\$102,922

\$70,336

\$78,568

\$26,918

\$29,451

\$23,907

R.S. Means Cost Index: 0.79

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	0.0	0.0	4.3	0.0
Black/African American:	100.0	100.0	95.7	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	0.0	0.0	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	27.0	25.4	34.0	0.0
2 Persons:	24.3	33.3	27.7	0.0
3 Persons:	17.6	15.9	21.3	0.0
4 Persons:	24.3	11.1	8.5	0.0
5 Persons:	6.8	6.3	4.3	0.0
6 Persons:	0.0	6.3	2.1	0.0
7 Persons:	0.0	1.6	0.0	0.0
8 or more Persons:	0.0	0.0	2.1	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	25.7	27.0	36.2	0.0
Elderly:	13.5	3.2	29.8	0.0
Related/Single Parent:	52.7	54.0	23.4	0.0
Related/Two Parent:	1.4	11.1	6.4	0.0
Other:	6.8	4.8	4.3	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	9.5	0.0 [#]
HOME TBRA:	0.0	
Other:	14.9	
No Assistance:	75.7	

of Section 504 Compliant Units / Completed Units Since 2001 12

* The State average includes all local and the State PJs within that state

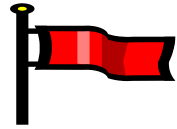
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Albany State: GA Group Rank: 25
 (Percentile)
 State Rank: 6 / 10 PJs Overall Rank: 22
 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 77.87%	87.82	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 53.90%	59.12	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	70.51	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.09%	94.87	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.415	3.8	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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